

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 9: R-3/RESIDENCE DISTRICT

- 9.00 R-3/Residence District.
- 9.01 Permitted Uses.
- 9.02 Special Uses & Special Exceptions.
- 9.03 Accessory Building and Uses.
- 9.04 Height and Area Requirements.

9.00 R-3/Residence District.¹

9.00.01 Purpose and Intent.

The purpose of this district is to provide for medium density single- and two-family development on smaller lots in urbanized areas. The preservation of natural features, and encouragement of open space residential land-use patterns in this district is intended to implement the Comprehensive Plan's Residential Community Objectives. The R-3 District corresponds to the Medium Intensity Residential Community on the Comprehensive Plan's Land Use Map.

9.01 Permitted Uses.²

9.01.01 See *Appendix A: Schedule of Uses*.

9.01.02 Density Requirements for qualifying subdivisions shall be regulated on a sliding scale based upon the amount of open space provided. (see Subdivision Regulations, *Chapter 7: Open Space Standards for Major Subdivisions*)

9.02 Special Uses & Special Exceptions.³

A. See *Appendix A: Schedule of Uses*.

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

9.02.01 Minimum Area Requirements:

Same as S-1 District regulations of *Section 5.02.01*.

9.02.02 Other Requirements:

Same as S-1 District regulations of *Section 5.02.02*.

¹ Section 9.00 amended per Ordinance No. Z-327.

² Section 9.01 amended per Ordinance No. Z-327; Z-415-03, §o.

³ Section 9.02 amended per Ordinance No. Z-320; Z-415-03, §p-r.

9.03 **Accessory Buildings and Uses.**⁴ See also *Section 25.01*.

9.04 **Height and Area Requirements.**⁵ (see *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional regulations.)

9.04.01 **Maximum Height:**⁶ Thirty-five (35) feet.

9.04.02 **Minimum Lot Size:**

- A. Lots without service by a community water system and a community sanitary sewer system, 43,560 square feet.
- B. Lots with service from a community water system, and private septic system, 35,000 square feet.
- C. Lots with service from a community sanitary sewer system and private water system, 20,000 square feet.
- D. Lots with community water system and community sanitary sewer, 8000 square feet.

9.04.03 **Minimum Lot Standards:**

- A. **Minimum Front Yard:**⁷ Thirty (30) feet.
- B. **Minimum Side Yard:**⁸ Five (5) feet.
- C. **Minimum Aggregate of Side Yard:** Fifteen (15) feet.
- D. **Minimum Rear Yard:**
 - 1. All residential uses: Twenty (20) feet;
 - 2. All other uses: Fifteen (15) feet.
- E. **Minimum Lot Width:** Sixty (60) feet.
- F. **Maximum Lot Coverage:** Thirty-five percent (35%) of lot.
- G. **Minimum Ground Floor Area:**
 - 1. Single-family dwelling: Eight hundred (800) square feet;
 - 2. Two-family dwelling: Seven hundred (700) square feet per dwelling unit;
 - 3. All other uses: Eight hundred (800) square feet.

⁴ *Section 9.03* amended per *Ordinance No. Z-369-02, §1*.

⁵ *Section 9.04* amended per *Ordinance No. Z-327; Z-366-01; Z-508-07*.

⁶ See also *Section 26.01.01*.

⁷ **NOTE:** For the Minimum Front Yard requirement for any Lot in a Qualifying Subdivision utilizing relaxed Front Yard standards per *Section 7.00.01* of the Subdivision Control Ordinance see *Section 26.02.07*.

⁸ See also *Section 26.01.01*.

**CHAPTER 9: R-3/RESIDENCE DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-320			July 11, 1997	
Z-327			January 4, 1999	
Z-366-01	76-01b OA	n/a	November 28, 2001	9.04.01
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	9.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	8.01; 8.02 Autumn 2003 v1
Z-508-07	07070023 OA	November 19, 2007	November 19, 2007	9.04.04 Autumn 2007 v1